



Brookfield Farmhouse  
Hankelow, Crewe



# Brookfield Farmhouse

Hankelow | Crewe | Cheshire | CW3 0JQ

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Audlem 3 miles | Nantwich 6 miles  
Market Drayton 9 miles | Crewe 10 miles

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A HANDSOME FOUR BEDROOM PERIOD FARMHOUSE  
SET IN JUST OVER TWO ACRES IN A  
TRANQUIL AND IDYLIC SETTING

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Four bedroom period farmhouse with original features

Three reception rooms with exposed beams and feature fireplaces

Galley kitchen, utility, office

Useful garage in need of restoration

Lovely gardens with patio and orchard areas

Quiet rural location with mile-long driveway and access to commuter routes

2.07 Acres (0.84 Ha) in all

No onward chain

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**bR**



### The Farmhouse

Brookfield Farmhouse is thought to have been built in two separate stages as one side of the house is constructed of oak timbers and the other side of pine timbers, some of which are exposed creating a cosy, yet well-proportioned, living space. The kitchen is well-appointed with solid oak fitted units and a range-style cooker and adjoins a useful boot room which also give access to a study.

The family room is impressive measuring 19 sq ft and has exposed beams and a log-burning stove. Both the additional sitting room and dining room also feature attractive exposed beams and fireplaces and provide versatile family living space.

On the first floor is a spacious principle bedroom with lovely views over open farmland. There are also three good-sized bedrooms along with a family bathroom and landing area.

The house is approached along a mile long driveway and occupies an elevated position with far-reaching views over open farmland. It is a haven of peace and tranquility and would make a fabulous family home.

### The Gardens

The enclosed garden features an attractive patio area, perfect for entertaining on a summer's night. Raised vegetable plots provide an area for home grown produce and there is a variety of fruit trees in the orchard area. There is ample parking to the front of the house. It should be noted that behind the house is a self-contained barn conversion and farmyard which will be retained by the seller.

### The Land

Beyond the private side drive is a natural area with small pond which could be improved and enhanced to further encourage natural bird and wildlife.

Currently in grass, but as part of a larger field, this area could be utilised for the grazing of stock and would be ideal for equestrian use with the potential to create a stable block (subject to the necessary planning consents).

The network of surrounding quiet country lanes would provide ideal hacking out opportunities and a number of well-reputed competition venues and facilities are within close proximity.





### Location

Hankelow is a small rural village with a church, village green and recently renovated pub. The nearby charming, and award winning, village of Audlem is well-equipped with pubs, post office, bespoke shops, primary school and medical centre. A greater variety of amenities can be found in the local market towns of Nantwich just six miles away and Market Drayton just nine miles to the south. The area is extremely well-served educationally with primary and secondary schools and the agricultural college at Reaseheath is within easy distance. There are a number of international airports within 1.5 hour's drive along with a mainline train station at Crewe.



### Services

Mains water and drainage are connected. Air source heat pump. Services are shared with the adjacent barn conversion and will need to be separated.

We are advised that the above services are available. Barbers Rural have not tested any apparatus, equipment, fittings etc or services to this property so cannot confirm that they are in working order.

A buyer is recommended to obtain confirmation from their solicitor or surveyor.

### Rights of Way

The buyer will be granted a right of way along the drive subject to a contribution towards maintenance.

### Tenure

We are advised that the property is freehold with vacant possession on completion.

### Council Tax Band

Band G.

### Fixtures and Fittings

These sales details are for descriptive purposes only and the seller reserves the right to remove all fixtures and fittings unless specifically agreed otherwise. A buyer is recommended to check with their solicitor regarding inclusion or exclusion of specific fixtures and fittings.

### Viewing

Viewing is strictly by appointment with the Agents, Barbers Rural, who can be contacted on 01630 692500 or sales@barbers-rural.co.uk.

### Location

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